

Correspondence

New correspondence received regarding PZC 20-1-086 since the 2/3/21 PZC meeting is attached.

Prior correspondence received regarding PZC 20-1-086 is included in the 12/16/20 and the 2/3/21 PZC meeting packets and the meeting minutes posted online at:
<https://naperville.legistar.com/Calendar.aspx> .

From: Hanson, Bruce
Sent: Thursday, February 4, 2021 12:01 AM
To: Laff, Allison; Venard, Erin; Mattingly, Gabrielle
Subject: FW: Russ Whitaker & nokia -VS- Naperville

-----Original Message-----

From: marty fielder [REDACTED]
Sent: February 3, 2021 11:57 PM
To: [REDACTED]
Subject: Russ Whitaker & nokia -VS- Naperville

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GREAT JOB standing up to them!

PS:He's known about the Heron Rookery for YEARS! He was point man on H.Kervokian project, and was made fully aware back then. He's lying right to your face, not good...

Did you hear his statement that "even if" there was a rookery, they will poo and wipe out the habitat?

This guy is unbelievable. I heard he's been ultra standoffish to Fairmeadow lawyer, He has certainly been shunning me, wont answer a single question, but yet tonight?

Talk, Talk, Talk. Nothing substantial . Facts thrown to the wind...

Thank you very much!

From: Hanson, Bruce
Sent: Thursday, February 4, 2021 12:01 AM
To: Laff, Allison; Venard, Erin; Mattingly, Gabrielle
Subject: FW: Please reconsider

-----Original Message-----

From: Ferguson Family [REDACTED]
Sent: February 3, 2021 10:32 PM
To: Athanikar, Manas <AthanikarM@naperville.il.us>; Bansal, Krishna <Krishna.Bansal@naperville.il.us>; Fessler, Brett <Brett.Fessler@naperville.il.us>; Habel, Bill <Bill.Habel@naperville.il.us>; Hanson, Bruce <HansonB@naperville.il.us>; Losurdo, Anthony <LosurdoA@naperville.il.us>; Richelia, Carl <RicheliaC@naperville.il.us>; Van Someren, Oriana <VanSomerenO@naperville.il.us>; Robbins, Whitney <RobbinsW@naperville.il.us>
Subject: Please reconsider

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Dear Commissioners,

As you are determining the Pulte proposal, we implore you to consider the damaging effect their current plan will have on the environment, as well as on the families that live nearby. Imagine if that was your home.

One simple solution would be to follow the precedent set by Atwater, another recent Pulte project in Naperville. Neighbors there had the same concerns--high density, glaring lack of open space and no natural buffer between the development and their neighborhood. Pulte reduced density, increased open space and granted a conservation easement.

Although we live in South Wheaton, we enjoy the forest preserve areas that will be affected, as well. Please listen to the residents you are supposed to represent. They are the heart of Naperville and should be given the same consideration.

Thank you,
Theresa and John Ferguson

I am including this letter because we echo what Jen Banowetz feels:

Dear Naperville Planning Commission,

While we hoped over the last several weeks Pulte would take to heart the honest feedback from commissioners, the city and the public and improve its development proposal for the Nokia parcel, disappointingly, the corporation has not budged in any meaningful way.

Despite the SLIGHT tweak of its numbers, Pulte's "revised" plan remains excessively dense, seriously deficient of open space and lacking reasonable transitions between neighborhoods and the forest preserves. We all know this.

What we don't know is why. Why does this out-of-state corporation feel that it is above and immune to reasonable local ordinances and the intent of the PUD put in place in 2020 by the Naperville to protect this parcel? Why does Pulte demand so many variances?

In his Dec. 16 presentation, Naperville City Planner Scott Williams said Pulte's plan "lacks creativity and innovation." He has an excellent point. This proposal is very dense and by Pulte's own description "urban." Quite uncreative, especially considering the parcel's rare position in the middle of two forest preserves. It is a privilege living this close to nature, and an innovative plan should reflect that.

Of course, living close to nature requires responsibility—hence one of the main purposes of the existing PUD "to preserve natural features and environmental resources, and provide outdoor common area, open space and recreation areas IN EXCESS of that required under existing zoning regulations."

Considering these crucial design REQUIREMENTS, Pulte's plan ranks at the bare minimum, nowhere near "in excess." Specifically to this point, for example, Pulte has refused requests by neighbors to preserve a two-acre berm open space with scores of mature trees that serves as a natural transition for the parcel, the forest preserve and longtime neighborhood. This naturalized area is also a well-used corridor for wildlife (such as deer, coyotes and sandhill cranes).

Not only is this berm area ideal as creative open space, it fits perfectly with the Naperville's Planning and Zoning Commission's recent feedback on updating the city's comprehensive plan. What jumps out and specifically relates directly to our situation is this:

"The City Council is sending a revised plan back to the commission that would give the city flexibility to develop housing diversity and give residents the peace of mind that the integrity of their neighborhoods would be maintained."

Clearly, we are simply trying to maintain the integrity of our 60-year-old neighborhood, asking Pulte for a reduced density, more open space, actual tree conservation and preservation of the berm area as a logical transition between neighborhoods.

If you build a new neighborhood at the expense of another, you live in a world that is constantly degenerating. That's hardly innovative. Naperville deserves better.

One simple solution would be to follow the precedent set by Atwater, another recent Pulte project in Naperville. Neighbors there had the same concerns as we do—high density, glaring lack of open space and no natural buffer between the development and their neighborhood. Pulte reduced density, increased open space and granted a conservation easement.

We respectfully request the same considerations.

Thanks you for your time, expertise and diligence as good stewards of our land and community.

Best,

Jen Banowetz
20-year resident of Fairmeadow Neighborhood

From: Marilyn L. Schweitzer [REDACTED]
Sent: Monday, February 15, 2021 1:36 PM
To: Venard, Erin
Cc: Laff, Allison
Subject: A Few Suggestions Regarding Naper Commons

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Ms Vernard,

I've been thinking about Naper Commons proposal since the last PZC meeting. To me, it is a shame that this area couldn't have been developed into more a Conservation Community* in its intention. Given that it not the developer's wishes, I do hope the goal will be set to minimize human versus nature conflicts. Beyond honoring the Forest Preserves requests in their letter, I hope the future residents will have a sound appreciation about living with wildlife. For example fences, particularly split rail, do little to solve coyote human conflicts. Humans need to be good stewards.

The plans show a regional trail zig-zagging through the public park. Yet the developer's presentation shows bicyclists only on the one-way streets adjacent to the park. While I'm not sure what the developer's and Park District's ultimate intent is, I do know bicyclists and pedestrians don't mix well - especially on high traffic regional trails. I suggest that the regional trail instead be routed along road D. Please see my attachment.

From the meeting, I gathered that the justification for reducing the front setbacks would be to be able to reallocate the space in the form of common area for the residents. PUD common areas are not the same same as Public Parks. There is exceptionally little common area for residents, Most of it is deeply contoured storm management facilities. The park district, I have thankfully heard, no longer would accept such area as land donations and I don't believe such areas should be fully acceptable for common areas either. Some communities have very complicated definitions of **useable** common open space. Schaumburg requires that all PUDs have at least 1 active and 1 passive recreation area. Schaumburg also requires that stormwater management areas cannot account for more than 50% of the required open space. I think this is wonderful! Some of the density complaints could be solved if Naper Commons took a similar approach. The lost front setbacks seem to amount to about 40,000 sq ft. Omitting a few single family homes and a couple units from townhomes could provide some nice common useable open space for the residents. It would also help reduce some pressure on the Forest Preserve. For example:

- Reducing the number of units per townhome from 6 to 5 for townhomes 176 and 178 would add 3,570 sq ft or 0.08 acres of common space between 176 and 178 and would allow room for canopy trees in this area. (The townhomes have only ornamental trees.) It would give the residents of 176 and 178 a bit more space from the common sidewalk.

- Omitting single family detached homes 38, 39, 40, 41, and 42 would provide 33,675 sq ft, or .77 acres of common space at the west end of the public park. A pavilion, walk, and parking would add a very pleasant natural and useable common area for the residents.

It seems at least 6 acres of the current open space calculations are wetland or ponds. Conservatively excluding 3 acres of wetland and adding about about 1 acre as I suggested would make the PUD open space to be 28.52%. It seems to me a reasonable compromise. My attachment illustrates my suggestion.

Please feel free to share my comments the with the petitioner.

Sincerely,

Marilyn

—

Marilyn L. Schweitzer

████████████████████
████████████████████

* Most conservation communities start with a relatively high natural areas to begin with. While this is not the case for the majority of the Naper Commons site, its location next to Herrick Forest Preserves would have been an ideal place to apply the principles. This was not the developer's choice, but I would like to share some resources as to what I am referring to. For example:

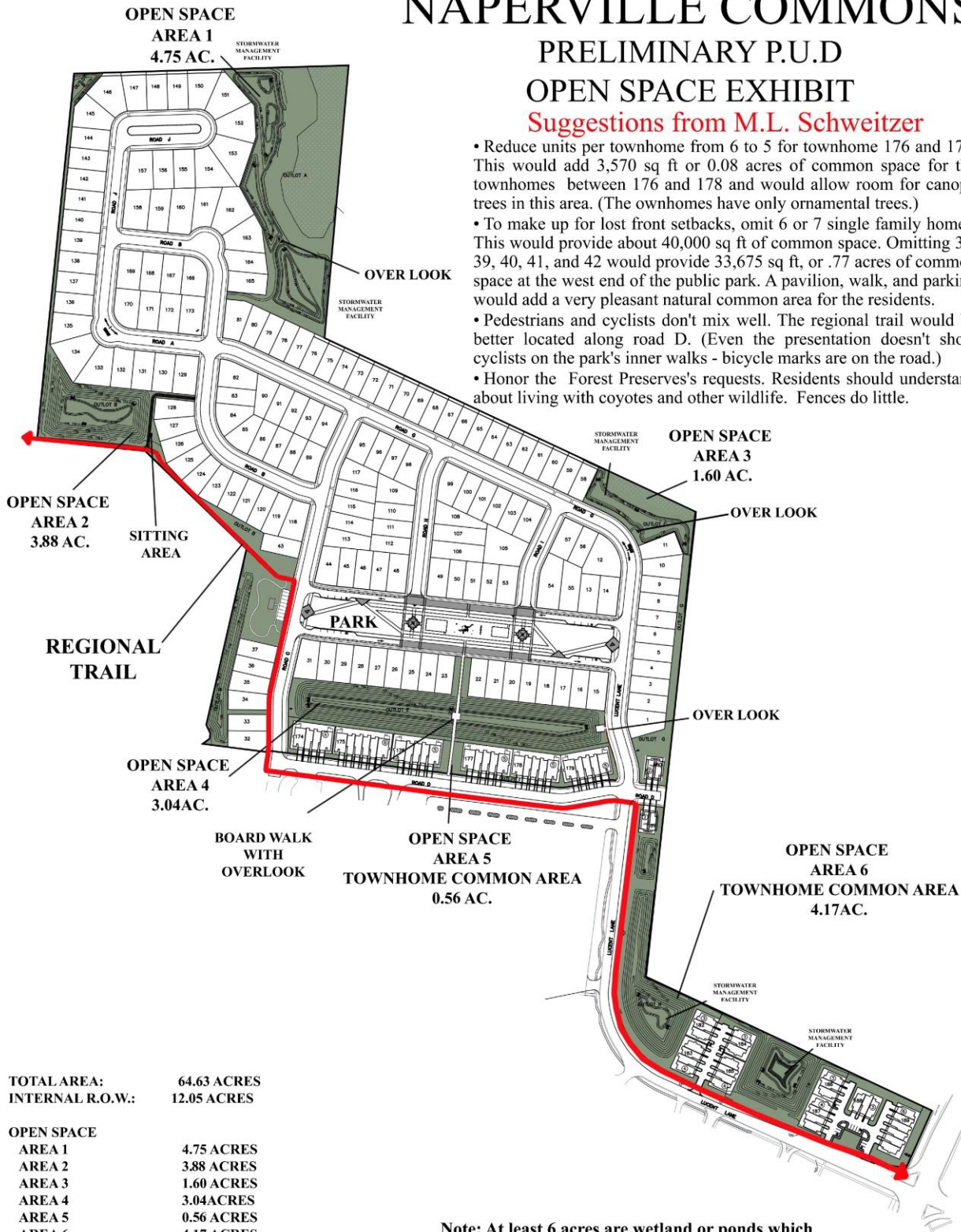
- <http://prairiecrossing.com> (master plan: <http://prairiecrossing.com/wp-content/uploads/2015/03/PC-General-Development-Plan-09-07-04.pdf>)
- <https://www.deerpathfarm.com>
- <https://www.illinoisrealtors.org/membership/realtor-communities/conservation/>
- <https://www.cmap.illinois.gov/documents/10180/49967/Resource+Manual.pdf/b7cc9d90-d47b-4bb0-99a3-c28dbc0608f9> (In particular, compare figure 1 versus figure 2.)

NAPERVILLE COMMONS

PRELIMINARY P.U.D OPEN SPACE EXHIBIT

Suggestions from M.L. Schweitzer

- Reduce units per townhome from 6 to 5 for townhome 176 and 178. This would add 3,570 sq ft or 0.08 acres of common space for the townhomes between 176 and 178 and would allow room for canopy trees in this area. (The ownhomes have only ornamental trees.)
- To make up for lost front setbacks, omit 6 or 7 single family homes. This would provide about 40,000 sq ft of common space. Omitting 38, 39, 40, 41, and 42 would provide 33,675 sq ft, or .77 acres of common space at the west end of the public park. A pavilion, walk, and parking would add a very pleasant natural common area for the residents.
- Pedestrians and cyclists don't mix well. The regional trail would be better located along road D. (Even the presentation doesn't show cyclists on the park's inner walks - bicycle marks are on the road.)
- Honor the Forest Preserves's requests. Residents should understand about living with coyotes and other wildlife. Fences do little.



TOTAL AREA: 64.63 ACRES
INTERNAL R.O.W.: 12.05 ACRES

OPEN SPACE
AREA 1 4.75 ACRES
AREA 2 3.88 ACRES
AREA 3 1.60 ACRES
AREA 4 3.04 ACRES
AREA 5 0.56 ACRES
AREA 6 4.17 ACRES

TOTAL 18.00 ACRES

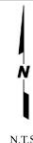
P.U.D. OPEN SPACE $\frac{18.00 \text{ ACRES}}{64.63 \text{ ACRES} - 12.05 \text{ ACRES}} = 34.23\%$

Note: At least 6 acres are wetland or ponds which many municipalities do not include in open space calculations. Some allow 50% to be included in the calculation. Excluding 3 acres of wetland would make the P.U.D. open space to be 28.52%.



PULTE HOME CORPORATION - ILLINOIS DIVISION
1900 East Golf Road, Suite 300
Schaumburg, Illinois 60173
(847) 230-5400

Completed: 11-5-20
Revised: 12-10-20, 1-19-21



N.T.S.

From: Planning
Sent: Wednesday, March 10, 2021 8:10 AM
To: Venard, Erin
Cc: Laff, Allison
Subject: FW: PZC##20-1-086, Naper Commons
Attachments: PZC20-1-086NaperCommonsBetenia.docx

Hi Erin,

Please see the public comment attached concerning Naper Commons.

Best,
Kathleen
Kathleen Russell
Community Planner | TED Business Group
City of Naperville | 400 S. Eagle St. Naperville, IL 60540
630-420-4179 | russellk@naperville.il.us

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-----Original Message-----

From: Phyllis Betenia [REDACTED]
Sent: Tuesday, March 9, 2021 9:31 PM
To: Planning <Planning@naperville.il.us>
Subject: PZC##20-1-086, Naper Commons

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TO: NAPERVILLE ZONING AND PLANNING COMMISSION

Please include the attached written comments (Microsoft Word Document) in the PZX meeting package. It is my understanding that it will also be posted online with the package.

Thank you.

Phyllis Betenia



Phyllis Betenia
Danada Woods Townhomes Resident

March 9, 2021

To: The Naperville Planning and Zoning Commission
Re: PZC #20-1-086, Naper Commons

ATTN: Planning and Zoning Commission Members

First, and importantly, please note there are, at the time of this letter, nearly 7,000 signatures on a [Change.org](https://www.change.org) petition against proceeding with this development.

After reviewing Pulte's most recent revised plans for Naper Commons, my concerns about the magnitude of this project and its impact on the neighboring environment have not been mitigated.

Pulte would have you believe that the impact to Danada Forest Preserve will be minimal or even nonexistent. Common sense dictates otherwise. For example, Pulte's representatives have extolled the virtues of a portion of the development that will be "manor houses surrounded on three sides by forest preserve." They indicate this is a "plus" for the buyers of these homes. While these homeowners may benefit from a nice view, in reality, infringing on the forest preserve will be detrimental to the preserve and to its wildlife. This infringement certainly will not provide any benefits to the greater community or to the forest preserve.

Do you know that the Audubon Society identified Danada West Forest Preserve and Herrick Lake as one of the state's **Important Bird Areas (IBAs)**? According to their website:

This Important Bird Area contains one of the most diverse assemblages of breeding shrubland and riparian species in the region. Willow Flycatcher and Field Sparrow are unusually abundant as breeders along with an unusual variety of warbler species including American Redstart, Chestnut-sided Warbler, Ovenbird, Hooded Warbler and Blue-winged Warbler. The site has hosted the only pair of confirmed breeding Acadian Flycatcher in DuPage County.

There has been a great deal of misinformation about the blue heron rookery. Contrary to an older newspaper article, the rookery does exist and has existed for many years. Photos I took last April of the rookery attest to the fact that it is still here and is viable. (It will not always be so; nothing lasts forever.) As for the pair of nesting bald eagles, this species startles so easily that photographers are directed to take pictures of them from behind a blind. Just the sight of a person can disrupt nesting. It stands to reason that three years of heavy construction will not give these birds a positive outcome.

Traffic? Based on their calculations, Pulte stated that the increase to traffic will be minimal. But the new development will not exist in a vacuum. Pulte has not factored in the increased amount of traffic on Naperville and Warrenville Roads that will be generated by the new Costco and by the new mall on Ogden and Naperville Roads. Heavy traffic on Naperville Road often makes exiting and entering Danada Woods Townhomes very difficult. This is the only access and egress point to this development.

Additionally, has Pulte researched traffic safety at the intersection of Naperville and Warrenville Roads? It is the site of numerous traffic accidents, including a fatal accident last September.

Pulte has never addressed quality-of-life issues on the existing neighborhoods that abut the Nokia property. Construction is scheduled for three years. That is, if home sales go as swiftly as planned. If not,

construction could drag on. Pulte will be building homes within a few feet of the existing neighborhoods. What does Pulte say about the noise, dust, and dirt that neighbors will be subjected to during construction due to Naper Commons close proximity to Danada Woods Townhomes and the Fairmeadow Suidivision? What will happen to our quality of life? Please ask yourself if you would want this long disruption next to your home, and how it would impact you and your family.

There is also the financial consideration. What will happen to the value of our properties, not only during the long construction period, but after the new homes are built? The price point of the new townhomes will place them in direct competition with the Danada Woods Townhomes. It is likely that owners would be forced to lower the sales price of the older townhomes to make them more attractive to buyers. Remember, the new townhomes are not blocks away from Danada Woods Townhomes. They will be adjacent to and visible from the Danada Woods Townhome property. There could not be more direct competition for townhome sales.

I have a concern about the proposed park. Although I think it is too small to accommodate the needs of the 700 anticipated Naper Commons' residents, it is not clear whether the park will be open to the general public. The wording in Pulte's 33-page "Response to Standards," dated February 24, 2021, states: "An approximately 2-acre active park is located at the heart of the project and will serve as a central gathering area for residents of the community." Does community mean Naper Commons' residents, or does it include the general public? Is this a private or public park?

These are only a few of my many concerns about this mega-development.

I am asking for the consideration any taxpaying citizen is due from his/her municipal government. Please consider the impact on the forest preserve, the wildlife, traffic, the neighbors' quality of life and home values, and on the greater community before approving this development.

Thank you for your time,

Phyllis Betenia